



**Connells**

Lavender Court Laundry Road  
Southampton





### Property Description

Connells are delighted to bring to market this spacious and well-presented two-bedroom ground floor flat, situated in a quiet cul-de-sac just moments from Southampton General Hospital, within the highly desirable Lavender Court development.

The property comprises a generous living room with space for a dining table - perfect for hosting family and friends - and an easily accessed kitchen featuring neutral cabinetry, an integrated oven, and ample cupboard space to maintain a clean and clutter-free area. The accommodation includes a well-proportioned double bedroom and a versatile single bedroom, ideal for a small family or as a dedicated home office. The modern three-piece bathroom includes a toilet, hand-wash basin with storage, and a bath with an attached shower. Further benefits include hallway storage, gas central heating, double glazing, a communal garden, and an allocated parking space.

Situated in a sought-after location, the flat is close to local shops in Shirley, with further amenities in Southampton City Centre including West Quay. Southampton Common, the Sports Centre, and excellent transport links via the M3, M27, and Southampton International Airport are all within easy reach, as are the University and Southampton General Hospital.

A viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer in Lavender Court.

## Hallway

Has Storage

## Living Room

17' 2" x 9' 9" ( 5.23m x 2.97m )

## Kitchen

9' 9" x 6' 3" ( 2.97m x 1.91m )

## Bathroom

7' x 6' 3" ( 2.13m x 1.91m )

Three-Piece with Toilet, Hand-Wash Basin with Storage & a Bath with Attached Shower

## Bedroom 1

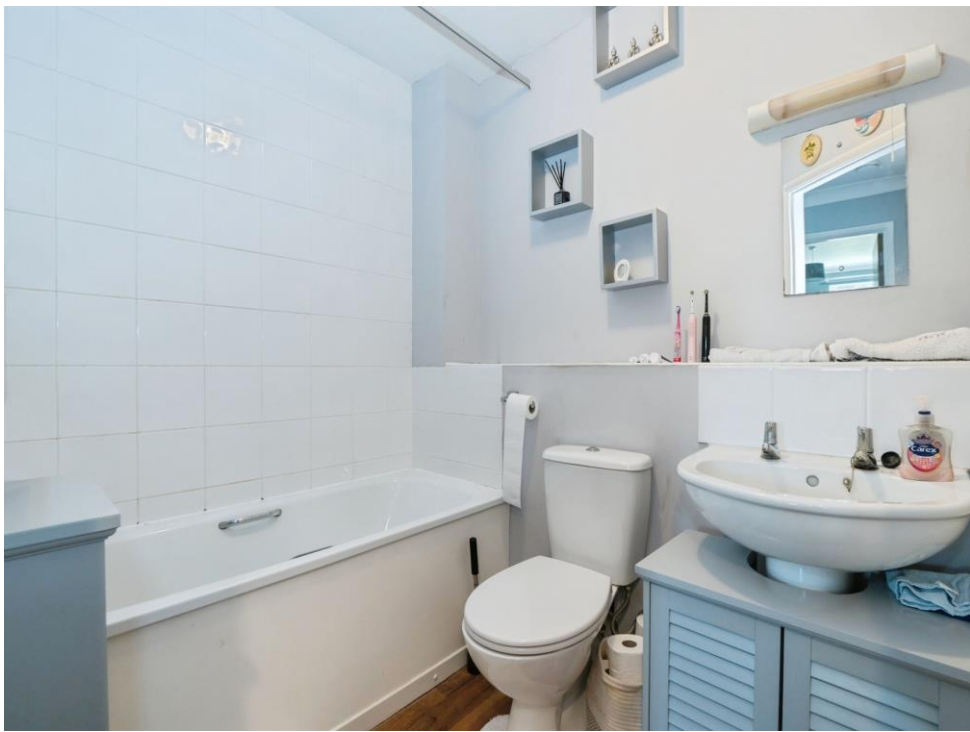
15' 1" x 8' 9" ( 4.60m x 2.67m )

## Bedroom 2

12' 9" x 6' 1" ( 3.89m x 1.85m )















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1830.24

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SSR312137](http://connells.co.uk/Property/SSR312137)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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